

CERTIFICATE OF OWNERSHIP - PROPERTY OWNER

I CERTIFY THAT I _____, AM THE SOLE OWNER OF THE PROPERTY AND
CONSENT TO THIS PLAN.
EXECUTED THIS _____ DAY OF _____, 20____.

OWNERS _____ MORTGAGEES /LIEN HOLDERS _____

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____DAY
OF _____, 20____, BY _____.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

CERTIFICATE OF OWNERSHIP - TOWN OF SUPERIOR

I CERTIFY THAT I _____ AM AN OWNER REPRESENTATIVE OF THE
PROPERTY AND CONSENT TO THIS PLAN.
IN WITNESS WHEREOF I HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

MAYOR, TOWN OF SUPERIOR _____

NOTARIAL CERTIFICATE

STATE OF COLORADO)
SS
COUNTY OF BOULDER)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____DAY
OF _____, 20____, BY _____.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

BOARD OF TRUSTEES' CERTIFICATE

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, STATE OF COLORADO. WITNESS MY HAND
THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THIS _____DAY OF _____, 20____

ATTEST:

PHYLLIS L HARDIN, TOWN CLERK _____ MAYOR _____

PLANNING COMMISSION CERTIFICATE

RECOMMEND APPROVED THIS _____ DAY OF _____, 20____, BY THE TOWN OF SUPERIOR PLANNING
COMMISSION, RESOLUTION NO. PC ____ SERIES 20 ____.

TOWN CLERK CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS APPROVED BY THE BOARD OF TRUSTEES BY
(RESOLUTION/ORDINANCE) NO. _____, SERIES 20 ____ ON THIS _____ DAY OF _____, 20____, AND
WAS FILED IN MY OFFICE ON THE THE _____ DAY OF _____, 20____, AT _____ O'CLOCK ____M.

TOWN CLERK _____

LEGAL DESCRIPTION

TRACT A ROCK CREEK RANCH FLG 20A 56.02 ACS M/L

PROPERTY INFORMATION

ACCOUNT NUMBER: R0128970

OWNER: TOWN OF SUPERIOR
ADDRESS: 124 E COAL CREEK DR
SUPERIOR, CO 80027-9626

SEC-TOWN-RANGE: 30-1S-69

SUBDIVISION: ROCK CREEK RANCH - FLG 20A - LO

MARKET AREA: 620

PARCEL NUMBER: 157530422001

PROPERTY ADDRESS: 1601 COALTON RD

LOCATION: SUPERIOR, CO

JURISDICTION: TOWN OF SUPERIOR

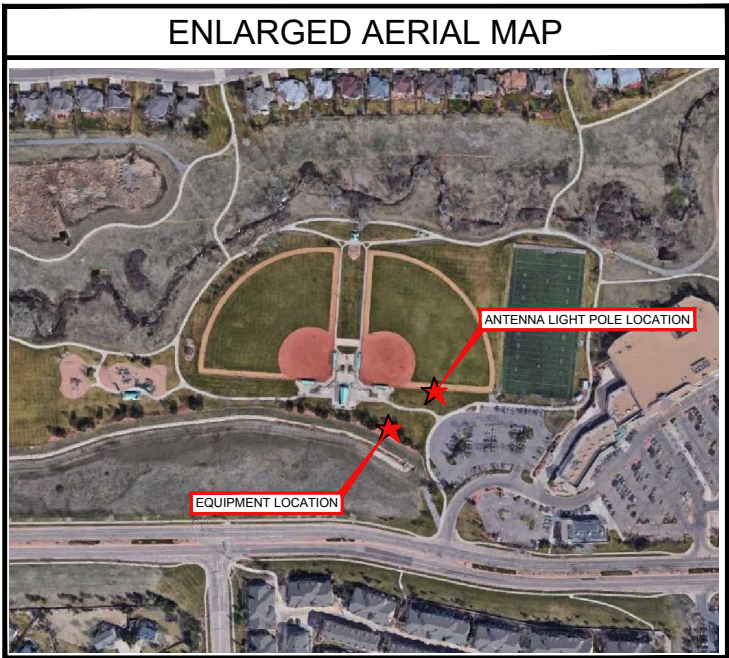
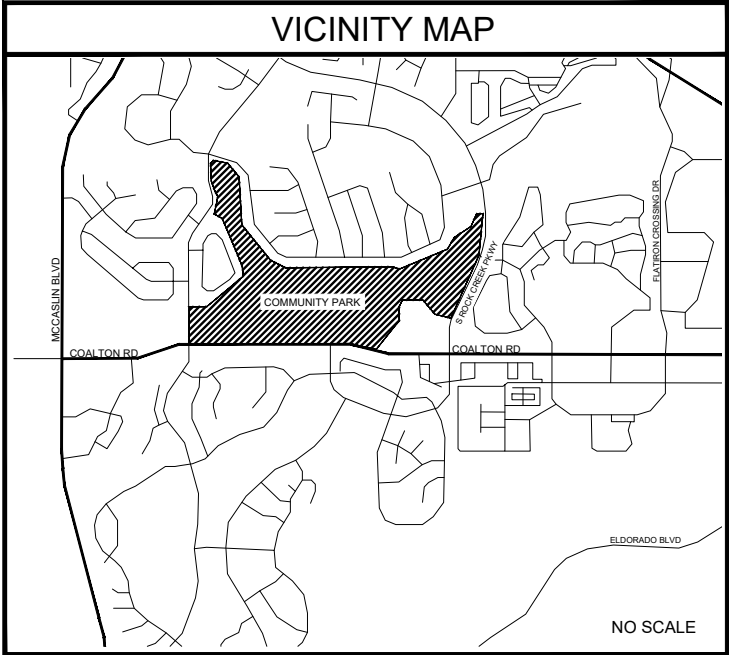
EST. PARCEL AREA:
SQUARE FEET: 2,434,273
ACRES: 55.88

FINAL PLAT SITE PLAN 36

ROCK CREEK RANCH FILING NO. 20D

VERIZON WIRELESS SITE AT COMMUNITY PARK

PORTION OF TRACT A ROCK CREEK RANCH FILING 20A



VESTED RIGHTS

THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN AS DEFINED IN
SECTION 24-68-101, ET, SEQ., C.R.S., AND CHAPTER 16 OF THE SUPERIOR MUNICIPAL
CODE, AVAILABLE AT THE SUPERIOR TOWN HALL, 124 EAST COAL CREEK DRIVE,
SUPERIOR, COLORADO. SUCH A VESTED RIGHT SHALL BE VALID FOR A PERIOD OF
THREE (3) YEARS, PURSUANT TO APPROVAL BY THE TOWN OF SUPERIOR BOARD OF
TRUSTEES ON _____ DAY OF _____, 20____.

PLANS PREPARED BY:



FINAL PLAT SITE PLAN 36
ROCK CREEK RANCH FILING NO. 20D
VERIZON WIRELESS SITE AT COMMUNITY PARK
PORTION OF TRACT A ROCK CREEK RANCH
FILING 20A

OWNER:

TOWN OF SUPERIOR
124 E COAL CREEK DR
SUPERIOR, CO 80027

APPLICANT:



SITE NAME:
DEN COALTON

SITE ADDRESS:
1601 COALTON RD
SUPERIOR, CO 80027
BOULDER COUNTY

ISSUED FOR: ZONING REVIEW

DRAWING INDEX

SHEET #	SHEET DESCRIPTION
T1	TITLE SHEET
LS1	TOPOGRAPHIC SURVEY
LS2	TOPOGRAPHIC SURVEY
LS3	TOPOGRAPHIC SURVEY
LS4	TOPOGRAPHIC SURVEY
Z1	OVERALL SITE PLAN
Z2	ENLARGED SITE PLAN
Z3	ENLARGED EQUIPMENT PLANS
Z4	NEW SOUTHEAST ELEVATION
Z5	TOWER & GROUND EQUIPMENT ELEVATIONS

ISSUED FOR:

REV	DATE	DESCRIPTION	BY:
---	07/02/19	90% ZONING DESIGN REVIEW	WSG
A	08/06/19	90% ZONING REV A CITY COMMENTS	WSG
B	08/20/19	90% ZONING REV B EME REPORT ADD	WSG
C	09/12/19	90% ZONING REV C ZONING REVIEW	WSG
D	11/01/19	90% ZONING REV D ZONING COMMENTS	WSG
E	01/02/20	90% ZONING REV E LEGAL COMMENTS	WSG

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T1

SHEET 1 OF 10

PROJECT TEAM

APPLICANT/CLIENT VERIZON WIRELESS 3131 S. VAUGHN WAY SUITE 550 AURORA, CO 80014	PROPERTY OWNER: TOWN OF SUPERIOR 124 E COAL CREEK DR SUPERIOR, CO 80027	RF ENGINEER VERIZON WIRELESS KEVIN BROWN 3131 S. VAUGHN WAY SUITE 550 AURORA, CO 80014 PHONE: 817-301-6367	CONSTRUCTION MGR: MARK WILSON 3131 S. VAUGHN WAY SUITE 550 AURORA, CO 80014 PHONE: 303-905-9324	SITE ACQUISITION: RELIANT LAND SERVICES 8170 N. 86TH PLACE, SUITE 103 SCOTTSDALE, AZ 85258 CONTACT: AMANDA BERNARD PHONE: 404-304-3066	A&E FIRM: RELIANT LAND SERVICES 8170 N. 86TH PLACE, SUITE 103 SCOTTSDALE, AZ 85258 CONTACT: KEVIN RATIGAN OFFICE: 303-518-6807	ENGINEER OF RECORD: CHRIS LEE, P.E. RELIANT LAND SERVICES 1745 W. ORANGEWOOD AVE. PARKER, CO 80134 SUITE 103 ORANGE, CA 92868 OFFICE: 714-685-0123	SURVEYOR: DALEY LAND SURVEYING, INC 17011 LINCOLN AVE, STE. 361 PARKER, CO 80134 CONTACT: ROB DALEY, PLS PHONE: 303-953-9841	ELECTRIC PROVIDER: XCEL ENERGY CONTACT: TBD	TELCO PROVIDER: TBD CONTACT: TBD
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COLOR LEGEND: HYBRID CABLES & COAX CABLES RRH/BBU POWER/GROUNDING FIBER ANTENNAS PENETRATIONS LEASE AREA ACCESS/UTILITY LICENSE UTILITY LICENSE

TOPOGRAPHIC SURVEY
VERIZON WIRELESS SITE – DEN COALTON
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30,
 TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.
 COUNTY OF BOULDER, STATE OF COLORADO

BOUNDARY DETAIL

LEGEND

- Right of Way Line
- - - Lot Line
- - - Easement Line

1" = 100'-0" (FULL SIZE)
 1" = 200'-0" (11x17)

LS2



[illegible]

LS3

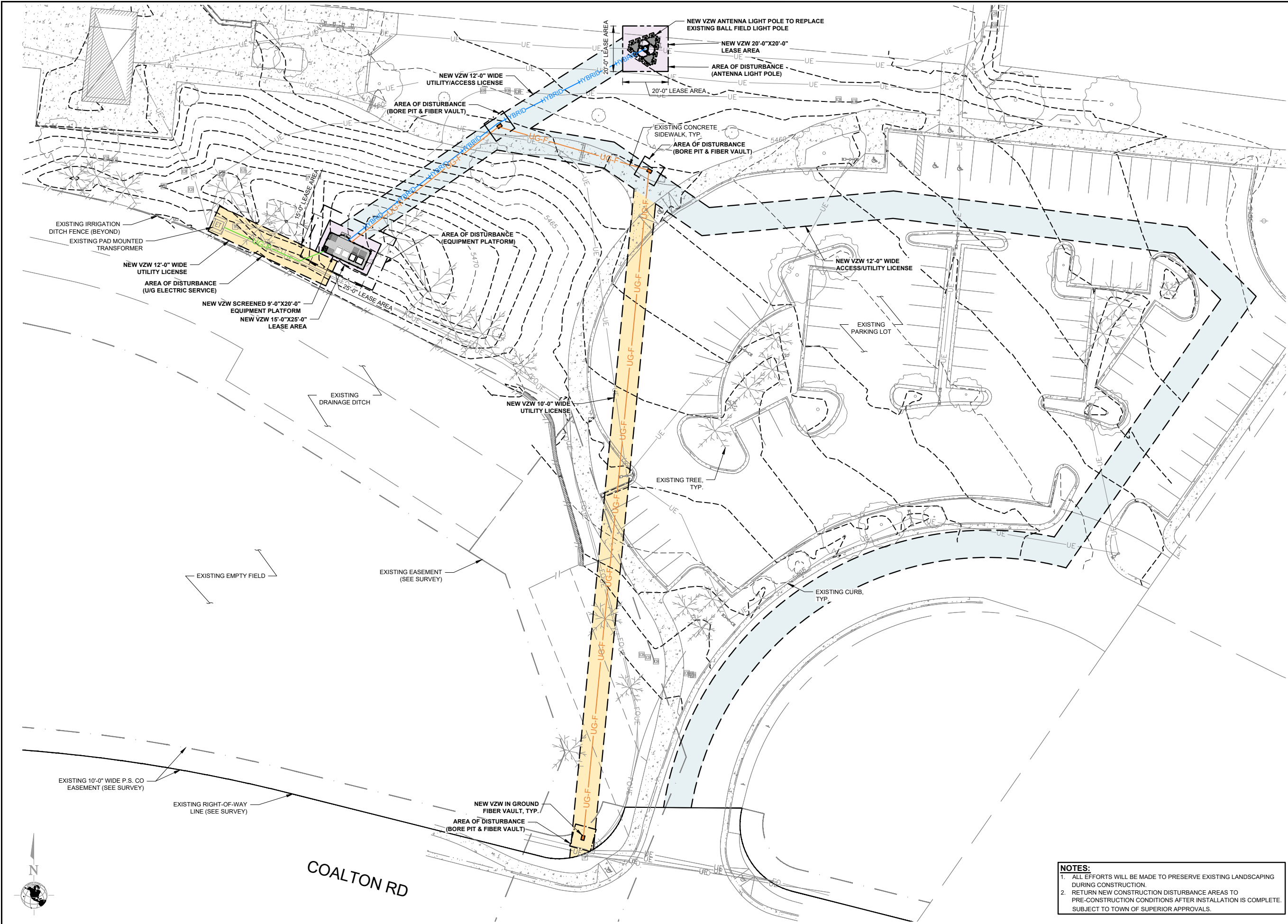


[illegible]

Containing 684 Square Feet, or 0.016 Acres, more or less.



LS4



PLANS PREPARED BY:

RLS
RELIANT LAND SERVICES
8170 N. 86TH PLACE, STE 103
SCOTTSDALE, AZ 85258

FINAL PLAT SITE PLAN 36

ROCK CREEK RANCH FILING NO. 20D
VERIZON WIRELESS SITE AT COMMUNITY PARK
PORTION OF TRACT A ROCK CREEK RANCH
FILING 20A

OWNER:

TOWN OF SUPERIOR
124 E COAL CREEK DR
SUPERIOR, CO 80027

APPLICANT:

verizon
VERIZON WIRELESS SERVICES
3131 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014

SITE NAME:
DEN COALTON

SITE ADDRESS:
1601 COALTON RD
SUPERIOR, CO 80027
BOULDER COUNTY

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E	01/02/20	90% ZONING REV E LEGAL COMMENTS	WSG

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

Z1

SHEET 6 OF 10

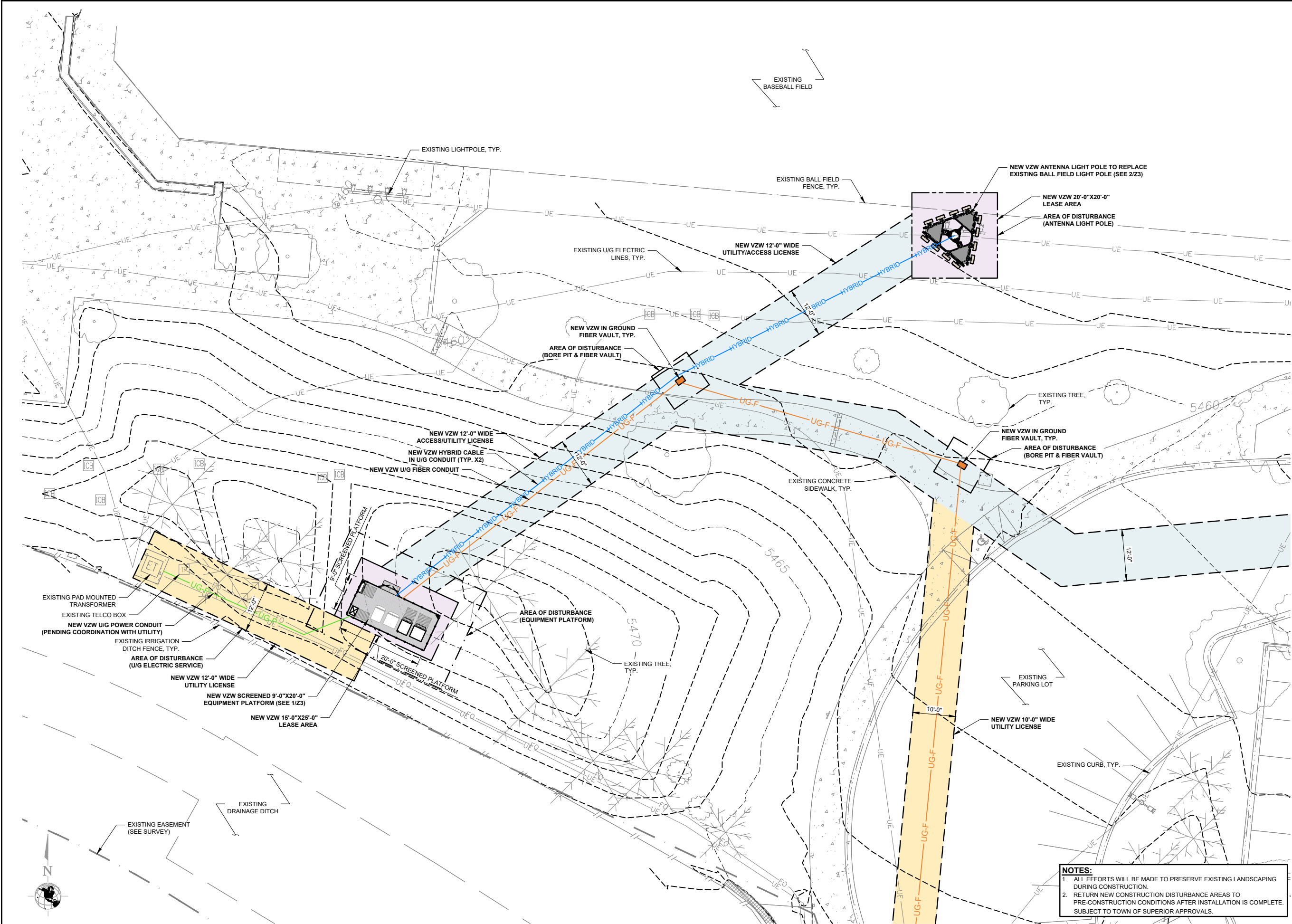
NOTES:
1. ALL EFFORTS WILL BE MADE TO PRESERVE EXISTING LANDSCAPING DURING CONSTRUCTION.
2. RETURN NEW CONSTRUCTION DISTURBANCE AREAS TO PRE-CONSTRUCTION CONDITIONS AFTER INSTALLATION IS COMPLETE. SUBJECT TO TOWN OF SUPERIOR APPROVALS.

1 OVERALL SITE PLAN

SCALE: 1" = 20'-0"

COLOR LEGEND: HYBRID CABLES & COAX CABLES RRH/BBU POWER/GROUNDING FIBER ANTENNAS PENETRATIONS LEASE AREA ACCESS/UTILITY LICENSE UTILITY LICENSE

1"=20'-0" (FULL SIZE)
1"=40'-0" (11x17)



PLANS PREPARED BY:
RLS
RELIANT LAND SERVICES
8170 N. 86TH PLACE, STE 103
SCOTTSDALE, AZ 85258

FINAL PLAT SITE PLAN 36
ROCK CREEK RANCH FILING NO. 20D
VERIZON WIRELESS SITE AT COMMUNITY PARK
PORTION OF TRACT A ROCK CREEK RANCH
FILING 20A

OWNER:
TOWN OF SUPERIOR
124 E COAL CREEK DR
SUPERIOR, CO 80027

APPLICANT:
verizon
VERIZON WIRELESS SERVICES
3131 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014

SITE NAME:
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E	01/02/20	90% ZONING REV E LEGAL COMMENTS	WSG

SHEET TITLE:
ENLARGED SITE PLAN

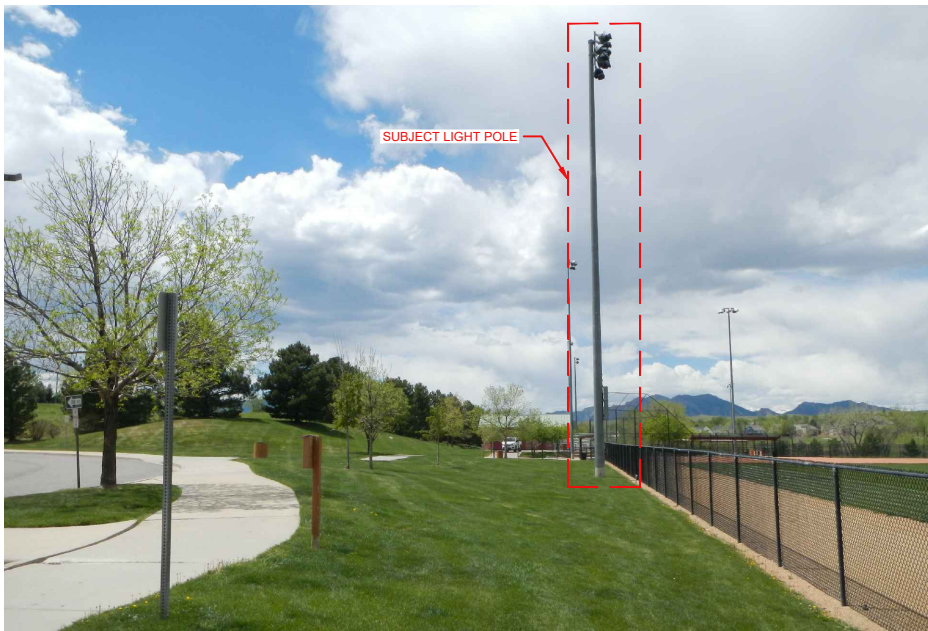
SHEET NUMBER:
Z2
SHEET 7 OF 10

1 | ENLARGED SITE PLAN
SCALE: 3/16" = 1'-0"

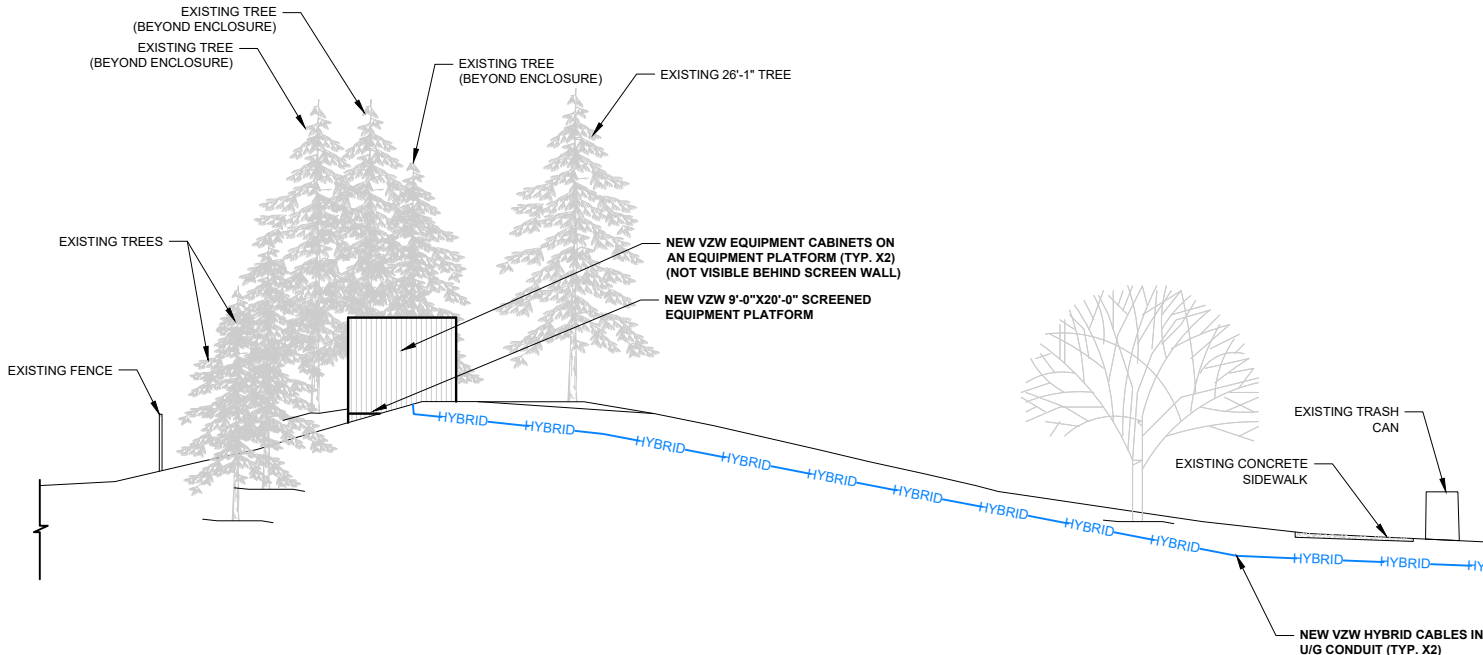
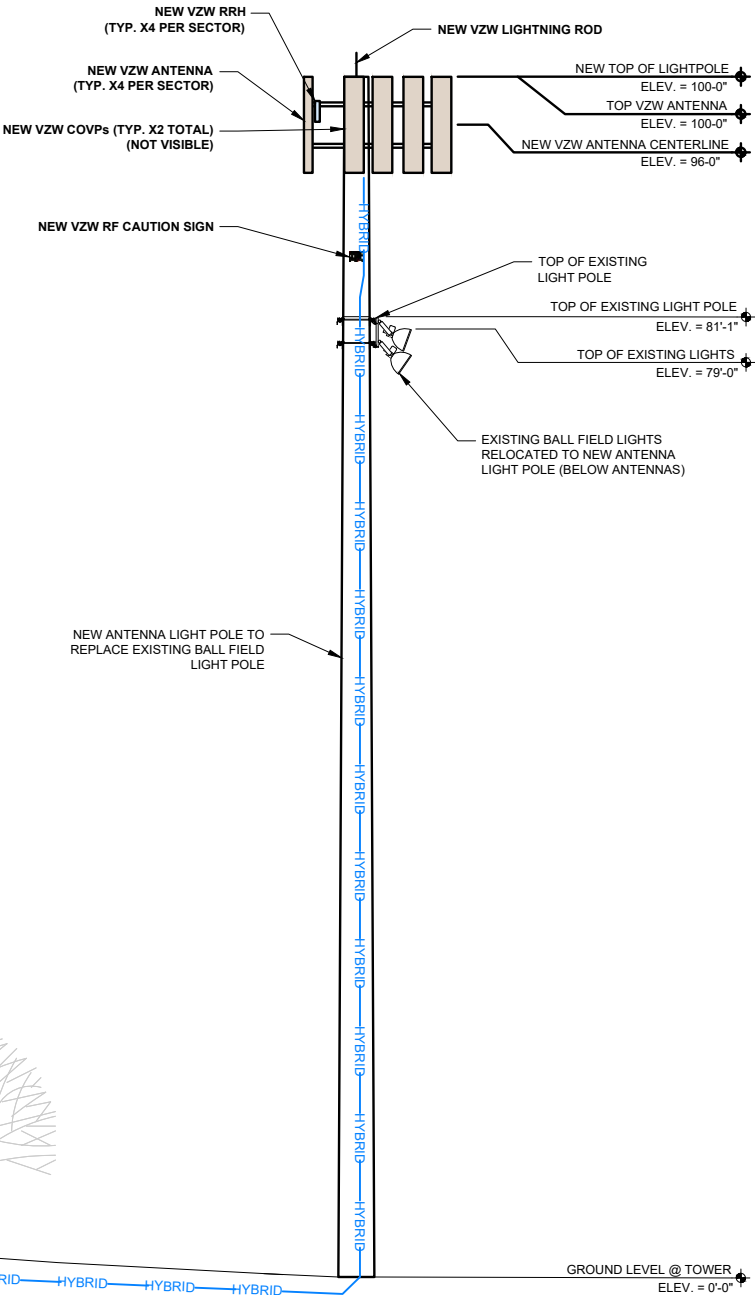
COLOR LEGEND: HYBRID CABLES & COAX CABLES RRH/BBU POWER/GROUNDING FIBER ANTENNAS PENETRATIONS LEASE AREA ACCESS/UTILITY LICENSE UTILITY LICENSE

NOTES:
1. ALL EFFORTS WILL BE MADE TO PRESERVE EXISTING LANDSCAPING DURING CONSTRUCTION.
2. RETURN NEW CONSTRUCTION DISTURBANCE AREAS TO PRE-CONSTRUCTION CONDITIONS AFTER INSTALLATION IS COMPLETE. SUBJECT TO TOWN OF SUPERIOR APPROVALS.

3/16"=1'-0" (FULL SIZE)
3/32"=1'-0" (11x17)



1A: EAST ELEVATION OF SUBJECT POLE (EXISTING VIEW TO THE WEST)



NOTE:
ALL EXISTING TREES ARE NOT SHOWN FOR CLARITY

1 | SOUTHEAST ELEVATION

SCALE: 1/8" = 1'-0"

COLOR LEGEND: HYBRID CABLES & COAX CABLES RRH/BBU POWER/GROUNDING FIBER ANTENNAS PENETRATIONS LEASE AREA ACCESS/UTILITY LICENSE UTILITY LICENSE

1/8"=1'-0" (FULL SIZE)
1/16"=1'-0" (11x17)

PLANS PREPARED BY:



FINAL PLAT SITE PLAN 36
ROCK CREEK RANCH FILING NO. 20D
VERIZON WIRELESS SITE AT COMMUNITY PARK
PORTION OF TRACT A ROCK CREEK RANCH
FILING 20A

OWNER:

TOWN OF SUPERIOR
124 E COAL CREEK DR
SUPERIOR, CO 80027

APPLICANT:



SITE NAME:
DEN COALTON

SITE ADDRESS:
1601 COALTON RD
SUPERIOR, CO 80027
BOULDER COUNTY

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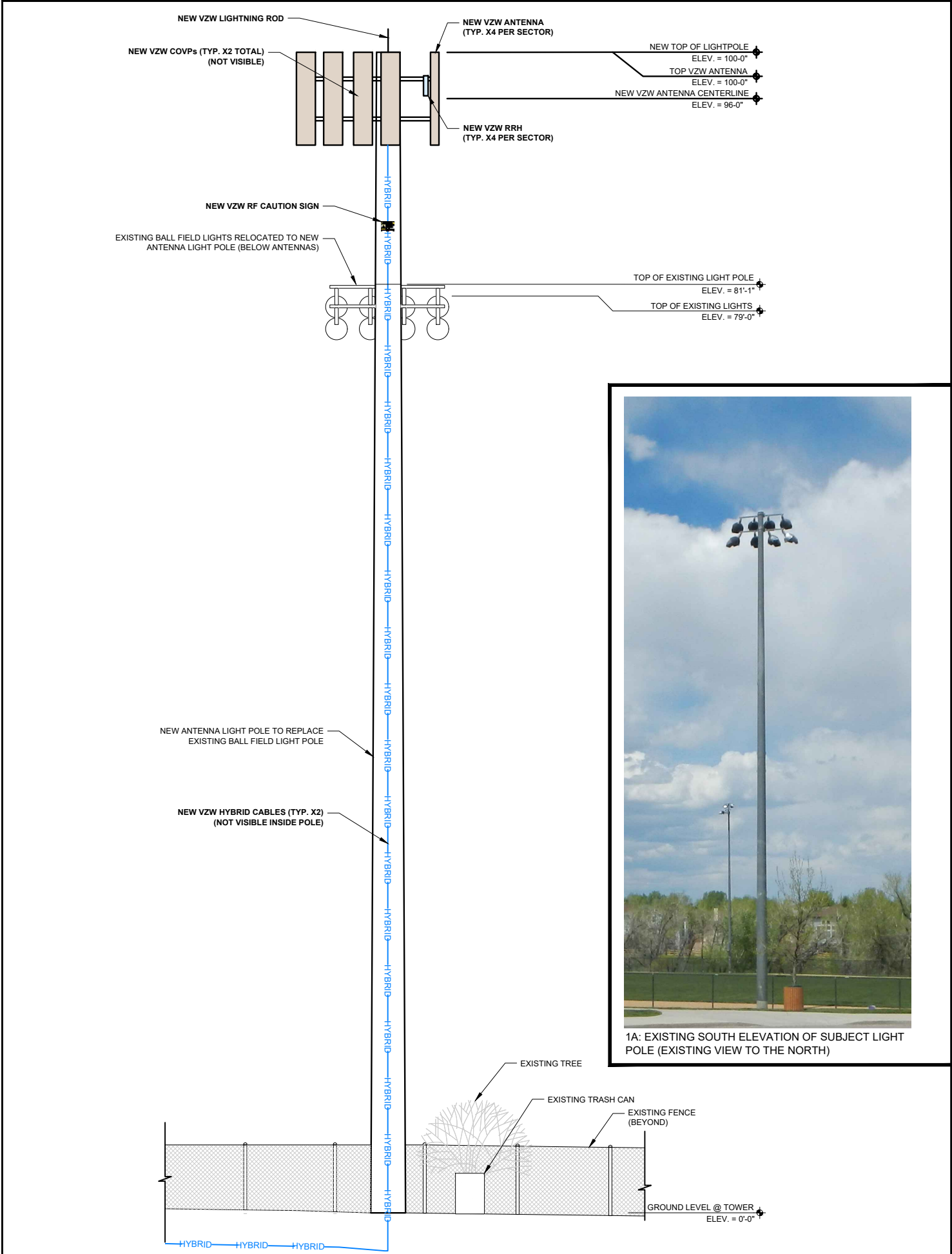
SHEET TITLE:

NEW SOUTHEAST
ELEVATION

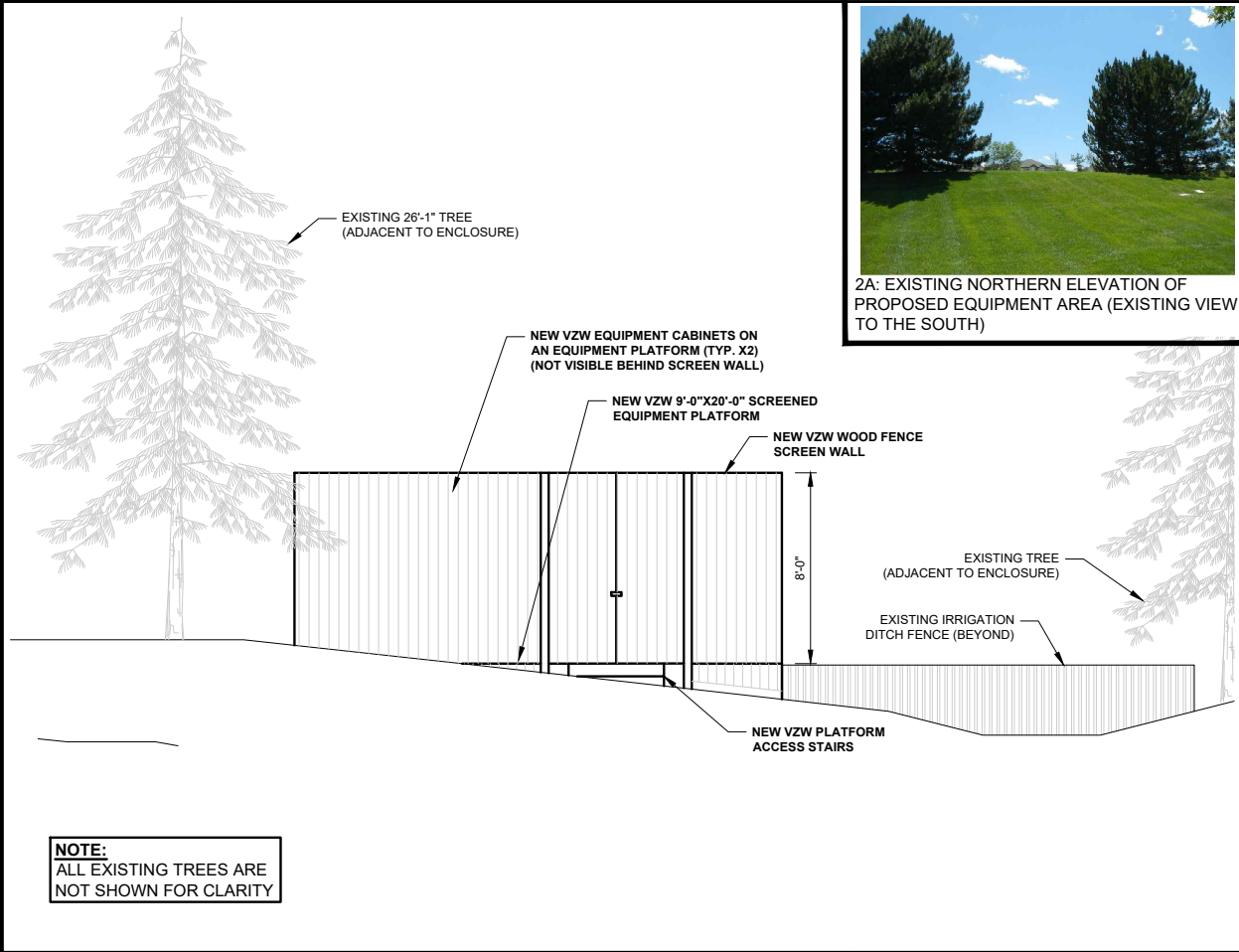
SHEET NUMBER:

Z4

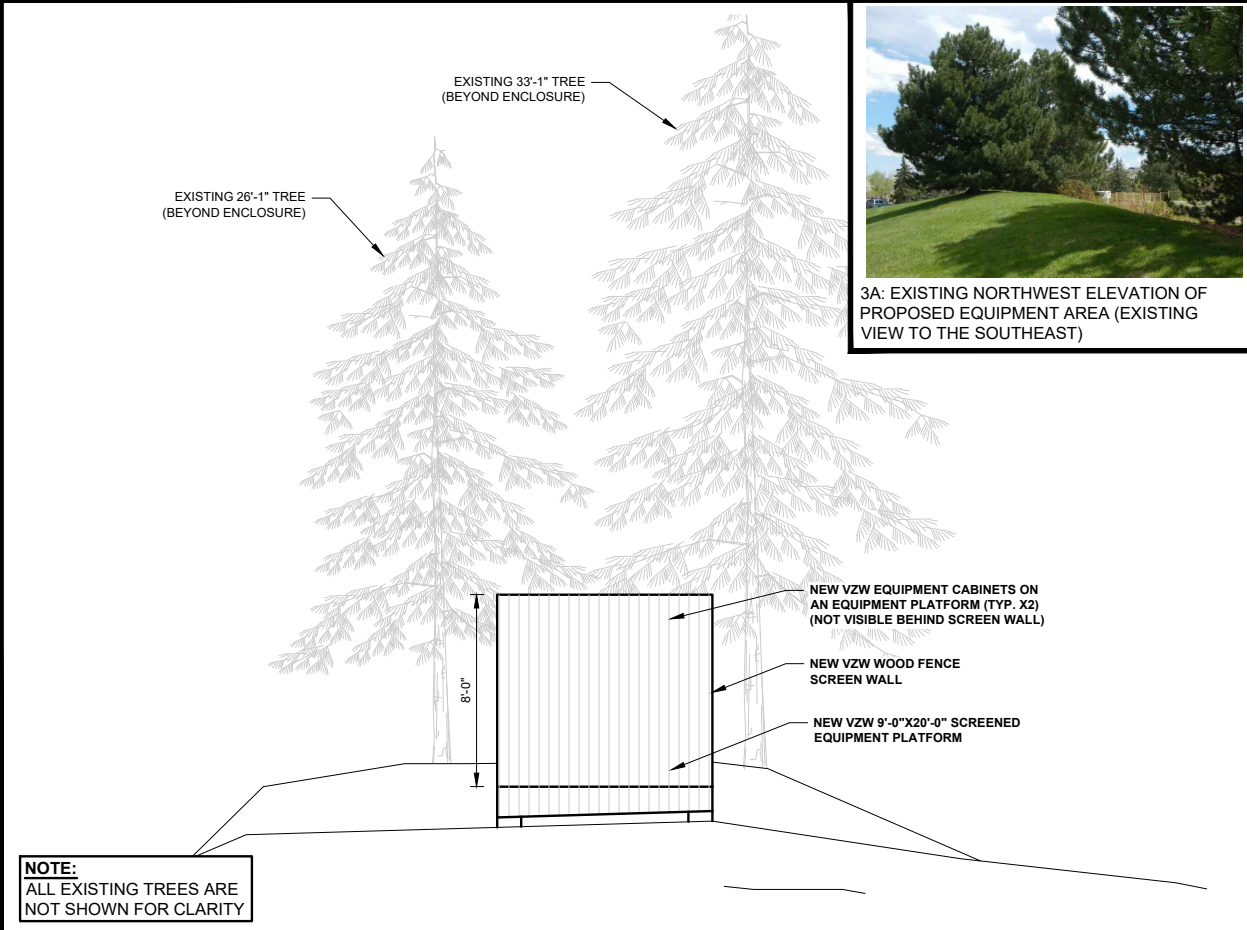
SHEET 9 OF 10



1 TOWER ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"
COLOR LEGEND: HYBRID CABLES & COAX CABLES, RRH/BBU, POWER/GROUNDING, FIBER, ANTENNAS, PENETRATIONS, LEASE AREA



2 EQUIPMENT ENCLOSURE ELEVATION - NORTHERN
SCALE: 1/4" = 1'-0"



3 EQUIPMENT ENCLOSURE ELEVATION - NORTHWEST
SCALE: 1/4" = 1'-0"

PLANS PREPARED BY:

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3131 S. VAUGHN WAY, SUITE 550
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E	01/02/20	90% ZONING REV E LEGAL COMMENTS	WSG

SHEET TITLE:

TOWER & GROUND EQUIPMENT ELEVATIONS

SHEET NUMBER:

Z5
SHEET 10 OF 10